

# **ZONING DISTRICT #1**

# **ZONING REGULATION**



**ADOPTED FEBRUARY 9, 1995**

**AMENDED MAY 25, 1999**  
**RESOLUTION 1999-23**



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## **SECTION 1      TITLE, CREATION AND ADOPTION**

- 1.1      This regulation shall be known as the "Zoning District #1 Zoning Regulation", and is adopted as a revised zoning regulation for the Zoning District #1 Planning and Zoning District. The district was created on May 18, 1970, and this revised regulation adopted on February 9, 1995.
- 1.2      Pursuant to Section 76-2-101 M.C.A., there is created a Planning and Zoning Commission for the Zoning District #1 Planning and Zoning District which consists of the three County Commissioners, the County Surveyor, and the County Assessor.
  1. The Commission shall have all the powers delegated to it by the laws of the State of Montana and by this Regulation.
- 1.3      Pursuant to Section 76-2-104 M.C.A., there is adopted a development pattern. The development pattern shall consist of the Zoning District #1 Development Plan and the Zoning District #1 Zoning Regulation.

## **SECTION 2      INTENT**

- 2.1      The intent of these revised zoning regulations is to regulate and promote the orderly development of the area. Nothing in these regulations shall be deemed to authorize an ordinance, resolution, rule, or regulation which would prevent the full utilization of lands used for grazing, horticulture, agriculture, or the growing of timber.

It is also the intent of the Zoning District #1 Advisory Committee and the Commission that these zoning regulations, along with the goals and objectives of the Zoning District #1 Development Plan, be considered as one integrated set of development standards for the district, and that both documents be used when reviewing new developments.

## SECTION 3      PURPOSES AND BOUNDARIES

- 3.1    Purposes: To promote health, safety, and general welfare and to:
- A.    Prevent overcrowding;
  - B.    Conserve property values;
  - C.    Preserve scenic resources;
  - D.    Ensure high water quality standards;
  - E.    Promote orderly residential development;
  - F.    Guide limited commercial development to the most appropriate locations;
  - G.    Provide for the need of affordable housing;
  - H.    Implement the development plan for the Zoning District #1 Planning and Zoning District.
- 3.2    Description. The Zoning District #1 Planning and Zoning District is described in zones as set forth on the Official Zoning Map, hereby adopted by reference and declared to be a part of this regulation.
- 3.3    Certificate. The Official Zoning Map shall be available at the County Clerk and Recorder's Office and shall bear a certificate with the signature of the Chairman of the Gallatin County Commission, attested by the County Clerk and the date of adoption.
- 3.4    Map Changes. At such time as map amendments are made, or in the event that the map becomes damaged, destroyed, lost or difficult to interpret, the Official Zoning Map shall be updated, adopted, and certified pursuant to Section 3.3 of this regulation.
- 3.5    Official Zoning Map. Regardless of the existence of purported copies of the map which may from time to time be made or published, the Official Zoning Map on file in the office of the County Clerk and Recorder shall be the final authority as to current zoning in the district.

*(Amended by County Commission Resolution No. 1999-23 on May 25, 1999)*